

Supplementary Restrictions

Plats 7 & 8

At

Saratoga Springs

Introduction

As a planned community, Saratoga Springs has been carefully designed to create a living environment that may be appreciated by owners and visitors. Among the goals of this special development is the preservation of property values through attention to design.

The arrangement of land uses, roads and lots is planned to allow for a mix of housing sizes and styles, while concurrently supporting adjoining neighbors in achieving a harmonious environment. To the extent that some lot peculiarities exist, these restrictions have been prepared to assure that adjoining properties may co-exist in complementary ways.

Such a unique set of characteristics apply to the Plats 7 & 8 neighborhood of Saratoga Springs. These supplementary restrictions have been prepared to assist the lot owner and home builder in the construction process for those lots.

Each lot may have its own individual peculiarities which should be addressed and discussed with the Saratoga Springs Architectural Control Committee (ACC). Owners and their respective architects, engineers and designers should visit early and frequently in the acquisition, design and construction terms with the ACC to avoid wasteful expense in redesign or disappointment from anticipation.

It is also important to note that these supplementary restrictions are in addition to the master Conditions, Covenants and Restrictions that are recorded for the property.

The Plat 7 & 8 Lots

The lots referred to in these supplementary restrictions are defined as each single family lot that is within Saratoga Springs Plats 7 & 8. Specifically, the following lots are subject to these restrictions:

Lots: 702-711, 713-725, and 802-820, 823-835.

The Lot and House Location

The minimum setbacks for each of the lots is to be:

Front setback – 20 feet
Side setbacks – 12 feet/8 feet
Rear setback – 15 feet

Setbacks are to be measured from the property line not the curb.

The property line along Parkway Boulevard is separated by green space and is not considered a street “frontage” and therefore will be treated as a 12 or 8 foot setback from property line for the purposes and interpretation of these supplementary restrictions.

Again, please remember that setbacks are measured from the property line and not the curb line.

Home Size and Architectural Design

All homes shall contain a minimum of 1,800 square feet of livable area excluding basement and garage spaces.

Exteriors shall be of 100% masonry (stucco, brick, stone) materials and specifically exclude any vinyl, aluminum, composition or wood siding boards.

Roof materials shall be suited to the architectural style of the home, however, roof pitches less than 6/12 will not be permitted.

Any out-buildings, caretaker units, freestanding garages, barns or other support structures shall be required to be constructed from the same materials, roofing. Colors, and design style as the principle structure.

As with all homes within the Saratoga Springs development, all architectural plans and exterior finish material colors require ACC approval.

Fencing

The use of side yard fencing is discouraged in these two neighborhoods. However, if fencing is necessary, then the fence height shall be limited to six (6) feet and shall be of **black wrought iron only.** If the lot owner desires, there may be stone or masonry columns used to support the iron panels. No other fence materials other than wrought iron are permitted in these two neighborhoods.

For lots abutting the lake, if the ACC approves of fencing along the lake side yard, then such fencing shall be held at least five (5) feet from the lakeside trail.

A “project” fence shall be constructed by the builder along Parkway Boulevard and along parts of the entry road. The project fence will be the ownership of the Owners Association.

There shall be no attachments made to these fences, particularly banners, flags, or signs nor shall they be used for any structural component of any lot improvement.

Each individual lot fencing proposal must be submitted and approved by the ACC prior to the owner’s purchase of materials or contract for installation of any fencing. If

localized screening is necessary, owners are encouraged to use landscape materials as approved by the ACC.

Landscaping

With the many lots in these two plats having rear yard exposure to street frontages and other highly visible areas, both the front and rear yard require underground sprinklers installed along with grass in both the front and rear yard and both the front and rear yard shall each have two --2 inch caliper trees. These landscape improvements shall be installed within 6 months of home occupancy.

ACC Review

The Architectural Control Committee (ACC) has sole discretion in the interpretation of these Supplementary Restrictions and in all manners dealing with the approvals of improvements in Plats 7 & 8.